

The Madison County Plan Commission on the above date at 9:00 A.M. with Bill Maxwell, President, presiding.

Members Present: Bill Maxwell, Paul Wilson, Phil Isom, John Orick, John Simmermon, Patrick Manship, Mark Gary and Wesley Likens.

Members Absent: Larry Crenshaw

Also Present: Cory Wilson, Executive Director. Judy King, Plan Reviewer, and Beverly Guignet, Secretary.

### **Current Business**

1. Roll call was taken with one member, Larry Crenshaw being absent.
2. The minutes of the preceding meeting were distributed to each member prior to the meeting. Member Wilson made a motion to approve the minutes. Member Likens seconded the motion. The vote was unanimous in favor of the motion.

### **New Business:**

1. **Petition: 2010-Z-003 Rezone & 2010-W-002 Waiver**  
Address: North side of SR 32  
Location: North side of SR 32, approximately ½ mile west of 500 West  
Petitioner: Peter McNamee  
Request: Rezone 0.84 acres from General Commercial (GC) to Agriculture (AG)  
A Waiver to provide for a 4.99 acre, 2009 foot by 1135 foot lot with a width to depth ratio of 5.4 (ordinance requires that the length not exceed 3.5 time the width, or in this case, 731.5 feet.)

Director Wilson stated this had gone before the Technical Review Committee and at that meeting two members wanted to table this item because they did not have an actual legal description at that time for the five acres. According to the Rules and Procedure of the Ordinance, he felt it was very clear as to what they were wanting to be rezoned. The Ordinance allows the Planning Director to forward any petition to the Plan Commission and he did so with no recommendation from the Technical Review Committee.

Pete McNamee, 107 N 500W, Anderson.

Mr. McNamee told the Board they are proposing to split this into two lots. They have someone who wishes to purchase Lot 1 and build a residence on it.

Mr. McNamee stated the reason for the narrowing lot towards the road was to give the buyer as much width where they wanted to build their house as possible and get the road frontage on the other property. The purchaser wishes to build 150 feet back from the road.

The property is all zoned agricultural with the exception of the first 300 feet. The purchasers are aware there is commercial zoning around them. They also know they might have to go back as far as 350 feet to get on the rise which is higher than the rest of the ground.

Director Wilson informed the Board they could build behind the 300 feet that is zoned General Commercial but split zoning does not make any sense. This is scheduled to go before the Plat Review Committee on Thursday. This still have to go before the Drainage Board for their approval.

The reason for the width to depth ration waiver is, the property is more narrow than long and does not meet the requirement of the Ordinance that does not allow for lots to be longer than 3.5 x the width

David Woodward, 784 W St. Rd. 32, Anderson.

Mr. Woodward told the Board he owns the property to the west of this and he had no objections but was concern with a private drainage tile discussion about the tile and requirements.

Director Wilson informed Mr. Woodward this has to go before the Drainage Board as this Board does not address drainage issues.

There were no remonstrators present.

Member Likens made a motion to forward Petition #2010-Z-003 to the County Commissioners with a favorable recommendation to take the whole tract back to agricultural getting rid of the 300 feet of General Commercial along St. Rd. 32.

Member Wilson seconded the motion.

The vote was unanimous in favor of the motion. **Petition #2010-Z-003 will be forwarded to the County Commissioners with a favor recommendation.**

Member Orick made a motion to approved Petition #2010-W-002 (width to depth ration) per staff recommendation.

Member Likens seconded the motion.

The vote was unanimous in favor of the motion. **Petition #2010-W-002 was approved.**

2. Miscellaneous - Nothing was presented.

Member Wilson made a motion, seconded by Member Likens to adjourn. The vote was unanimous in favor of the motion.

Adjournment: 9:56:37 A.M.

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Bill Maxwell, President

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Beverly Guignet, Secretary